



## Hobart lane, Hayes, Middlesex, UB4 9NL

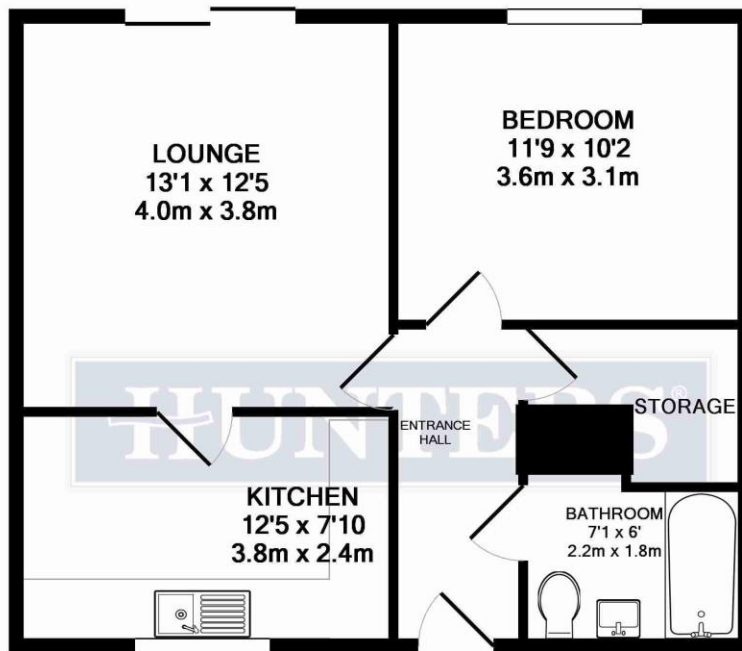
One Bedroom Ground Floor Flat | Kitchen with Fitted Units and Appliances | Living Room | Bathroom | Walk In Storage Room | Communal Gardens | Northolt Station 2.5 Miles | EPC Rating: C

**Asking Price: £215,000**

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**Hobart lane, Hayes, Middlesex, UB4 9NL | £215,000**

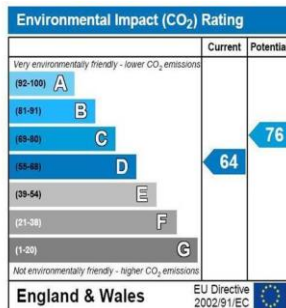
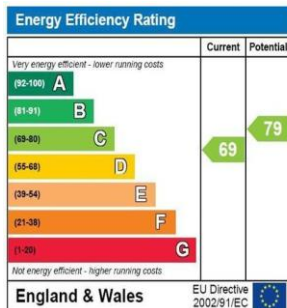
Located just off Yeading Lane in North Hayes on the Northolt borders, is this one bedroom ground floor flat. Currently tenanted but vacant from September, the property comprises of a living room with direct access to the communal gardens, kitchen with fitted units and appliances, a generously sized bedroom, walk in storage room and a bathroom. Conveniently located for access to local stores and food outlets, Hayes By Pass, A40, several bus links which include the 140 and Northolt tube station which is serviced by the Central line is situated 2.5 miles away.



TOTAL APPROX. FLOOR AREA 496 SQ.FT. (46.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

